Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	1/374 Belmore Road, Mont Albert North Vic 3129
Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $780,000 & $850,000

Median sale price

Median price	$1,030,000	Property Type	Unit	Suburb	Mont Albert North
Period - From	25/07/2023	to 24/07/2024		Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/11 Hotham St MONT ALBERT 3127	$868,000	29/06/2024
2	40 Vivianne Av MONT ALBERT NORTH 3129	$855,000	03/06/2024
3	4/39 Victoria Cr MONT ALBERT 3127	$791,000	23/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/07/2024 11:42

CONSUMER AFFAIRS VICTORIA

1/374 Belmore Road, Mont Albert North Vic 3129

David Ferro
0437 104 272
davidferro@jelliscraig.com.au

🛏 **2**　🛁 **1**　🚗 **2**

Rooms: 5
Property Type: Unit
Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
25/07/2023 - 24/07/2024: $1,030,000

Comparable Properties

4/11 Hotham St MONT ALBERT 3127 (REI)

🛏 **2**　🛁 **1**　🚗 **1**

Price: $868,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit

Agent Comments

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40 Vivianne Av MONT ALBERT NORTH 3129 (REI)

🛏 **2**　🛁 **1**　🚗 **1**

Price: $855,000
Method: Sold Before Auction
Date: 03/06/2024
Property Type: House (Res)

Agent Comments

4/39 Victoria Cr MONT ALBERT 3127 (REI/VG)

🛏 **2**　🛁 **1**　🚗 **1**

Price: $791,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig　|　P: 98305966